

## 2007-R-078

<u>Property Owner:</u>	Wible and Wible, Inc
<u>Agent:</u>	Jack Wible
<u>Project Name:</u>	Salamanca Street Property
<u>Existing Zoning:</u>	R1M (Mixed Residential Subdivision)
<u>Proposed Zoning:</u>	R2 (Medium Density Residential)
<u>Existing FLUM:</u>	Single Family Residential
<u>Proposed FLUM:</u>	No Change

## **STAFF ANALYSIS**

### **Part I. General Information:**

**Applicant:** Wible and Wible, Inc

**Agent:** Jack Wible

**Project Location:** East side of Salamanca Street between Toledo and Molina Streets

**Parcel Number:** 17-2S-26-2750-01000-0010, 17-2S-26-2750-01000-0011,  
17-2S-26-2750-01000-0020, 17-2S-26-2750-01000-0110,  
17-2S-26-2750-01000-0120

**Parcel Size:** 1.84 (+/-) acres

**Purpose:** Duplexes using the Workforce Housing Density Bonus Program.

**Requested Action:** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1M to R2**.

**Existing Zoning Description:** R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 4 dwelling units (du) per acre.

**Proposed Zoning Description:** R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

**Existing FLUM:** Single Family Residential (max 4 du per acre)

**Current Use of Land:** Mobile Home and Vacant

**Surrounding Zoning:** The subject property is surrounded by R1M (Mixed Residential Subdivision).

**Rezoning History:** No rezonings have occurred in the vicinity of this subject property.

## Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

### A. Infrastructure Availability:

#### (1) Predicted Maximum Roadway Impact:

The current zoning would produce approximately 35 average daily vehicle trips onto Salamanca Street. The proposed zoning could produce approximately 88 average daily vehicle trips onto these roadways. The overall net affect of the rezoning would be 53 new daily trips onto these roadways as a worst case scenario.

Assuming the entire projected vehicle trips impact Highway 87, rated at LOS Standard "D", the current road capacity of 20,291 for this segment of Highway 87 thus indicates capacity for the proposed zoning is available and will not decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

#### (2) Potable Water:

##### Holley-Navarre Water System

Maximum Capacity: 4.752 million gallons per day

Average Flow: 2.493 million gallons per day

A letter provided by Holley-Navarre Water System, Inc indicates that water is available via a 3" water line along the east side of Salamanca. The proposed rezoning is not expected to create capacity problems for the Holley-Navarre Water System.

#### (3) Sanitary Sewer:

##### Holley-Navarre Water System

Maximum Capacity: 2 million gallons per day

Average Flow: 1.367 million gallons per day

A letter provided by Holley-Navarre Water System, Inc indicates that there is a low pressure 8" sewer force main line along the west side of Salamanca Street. The proposed rezoning is not expected to create capacity problems for the Holley-Navarre Water System.

#### (4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**(5) Parks, Recreation and Open Space:**

The subject site is approximately 1.5 miles from the Navarre Sports Complex and 2 miles from the Navarre Community Center, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document. The applicant does not indicate plans to include parks, recreation facilities, or functional open space as part of the proposed development.

**B. Compatibility:**

Policy 3.1.A. 8 of the Comprehensive Plan states:

*"Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for developments located within the established Transportation Planning Area (TPA) that meet workforce/affordable housing criteria as defined by the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above".*

Policy 5.1.C.8 of the Comprehensive Plan states:

*"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."*

Currently, the majority of uses surrounding the site are single family residential, mobile homes and vacant parcels. The proposed rezoning would enable the redevelopment of this site which is currently a mobile home and vacant parcels; it is thus compatible with the surrounding areas and consistent with this policy.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."*



The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

*"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."*

The National Wetlands Inventory Map indicates there are no wetlands on this site.

#### **D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-078; Wible and Wible; Rezone R1M to R2 (1.84 acres)\07-R-078, Staff Analysis.doc

## 2007-R-078 Traffic Analysis Append

### Traffic Analysis Append

#### For the R1 estimation:

##### Single Family Detached Housing (210)

1.84 acres x 4 du's/acre = 7.36 possible units  
Average Rate:  $9.57 \times 7.36 = 70.43$  Average Daily Trips  
Driveway %:  $0.50 \times 70.43 = 35.21$  Average Daily Trips  
New Trip % = 100%;  $35.21 \times 1.00 = 35.21$  New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

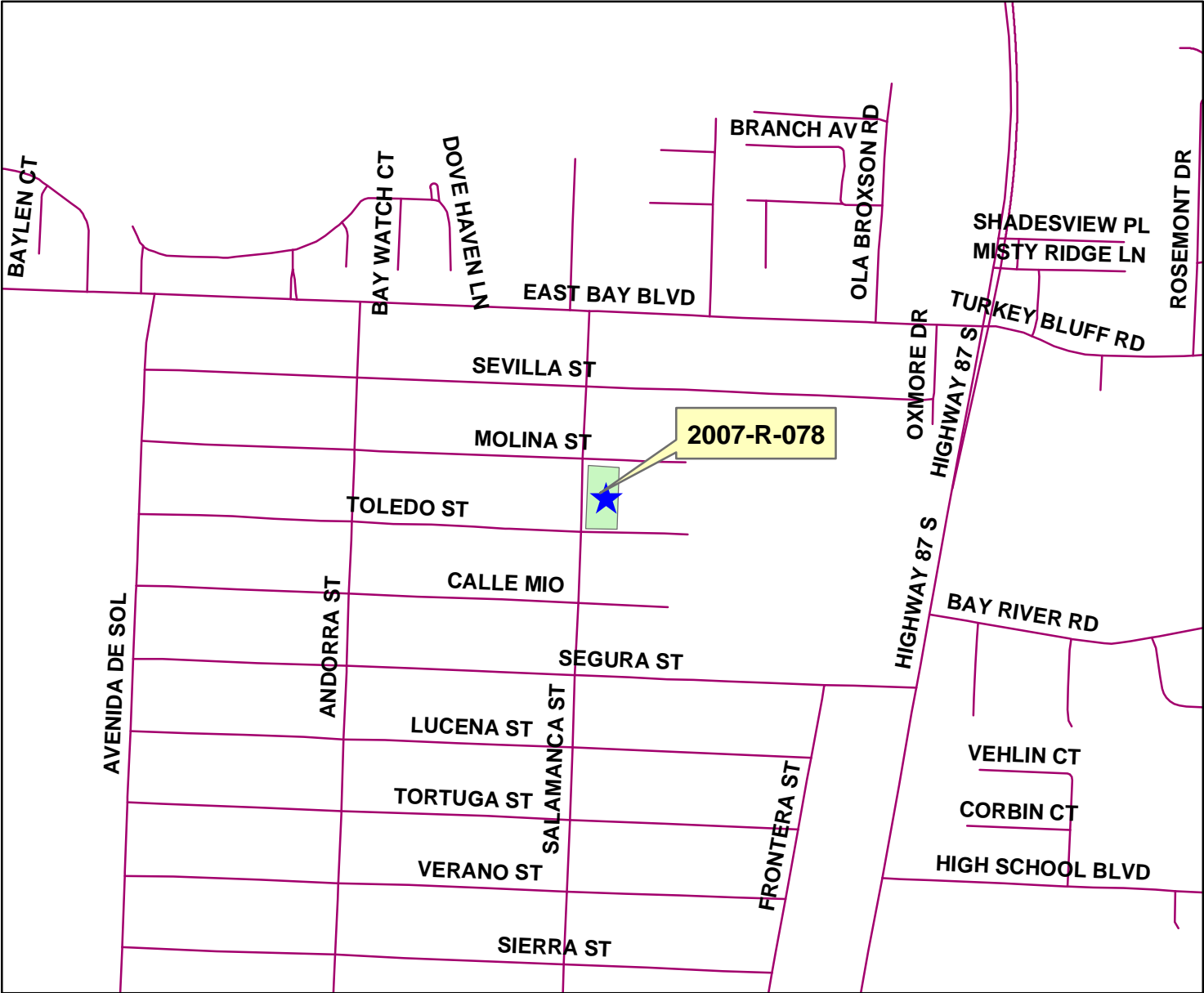
#### For the R2 estimation:

##### Single Family Detached Housing (210)

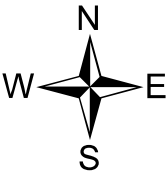
1.84 acres x 10 du's/acre = 18.4 possible units  
Average Rate:  $9.57 \times 18.4 = 176.08$  Average Daily Trips  
Driveway %:  $0.50 \times 176.08 = 88.04$  Average Daily Trips  
New Trip % = 100%;  $88.04 \times 1.00 = 88.04$  New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

Location Map (2007-R-078)

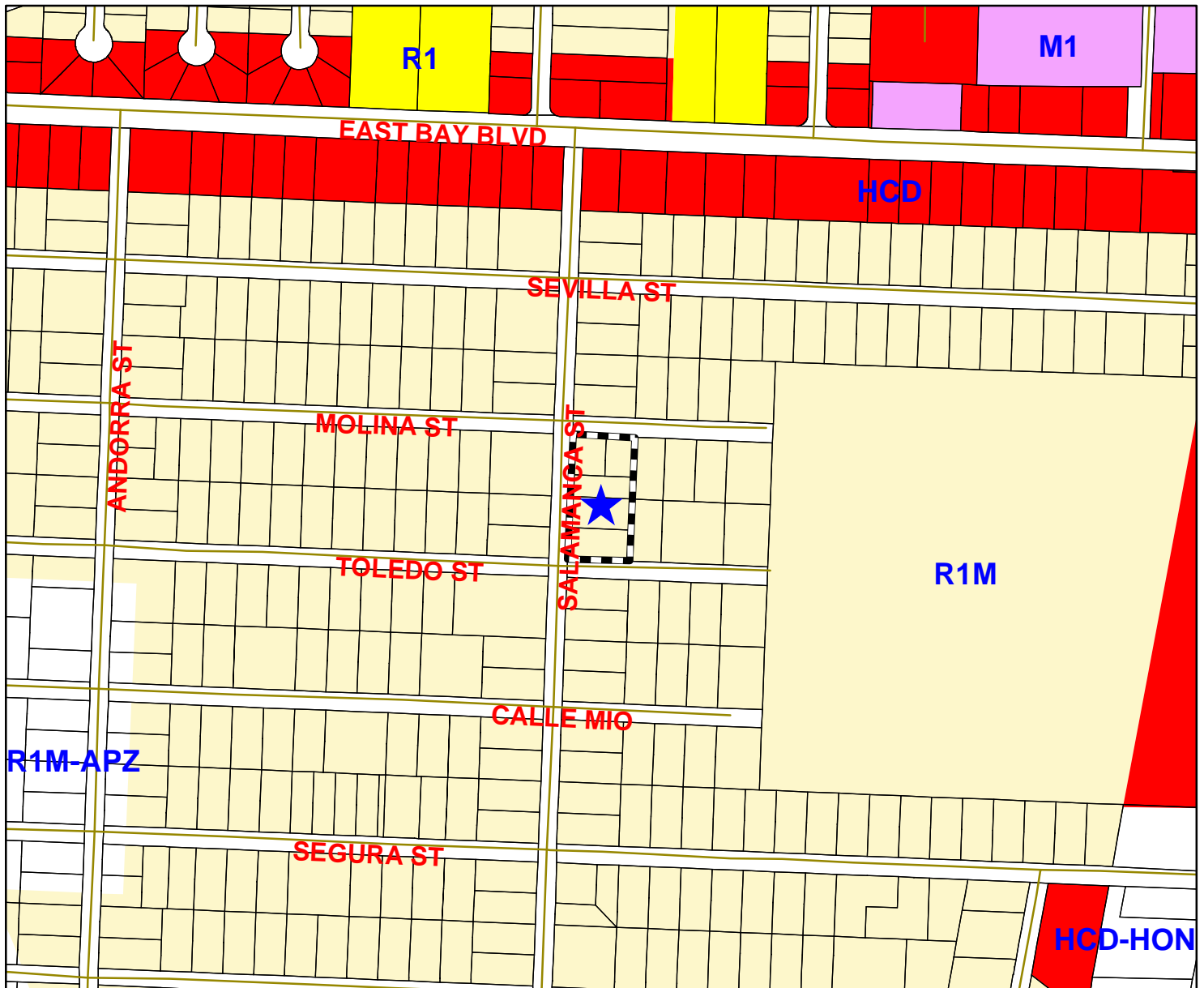


1 inch equals 1,000 feet



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# Current Zoning (2007-R-078)



1 inch equals 500 feet



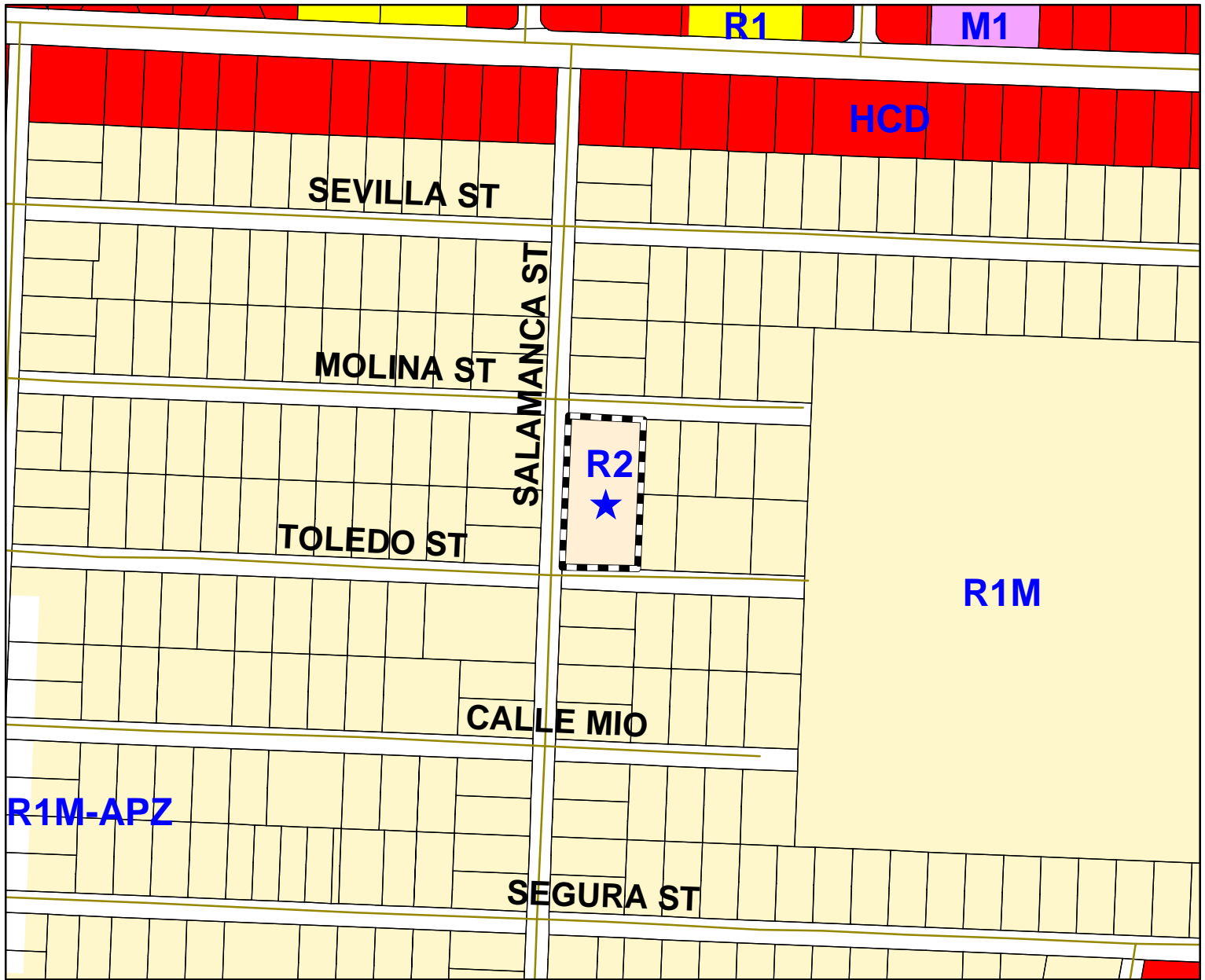
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Wible_Property_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning Map (2007-R-078)



1 inch equals 400 feet



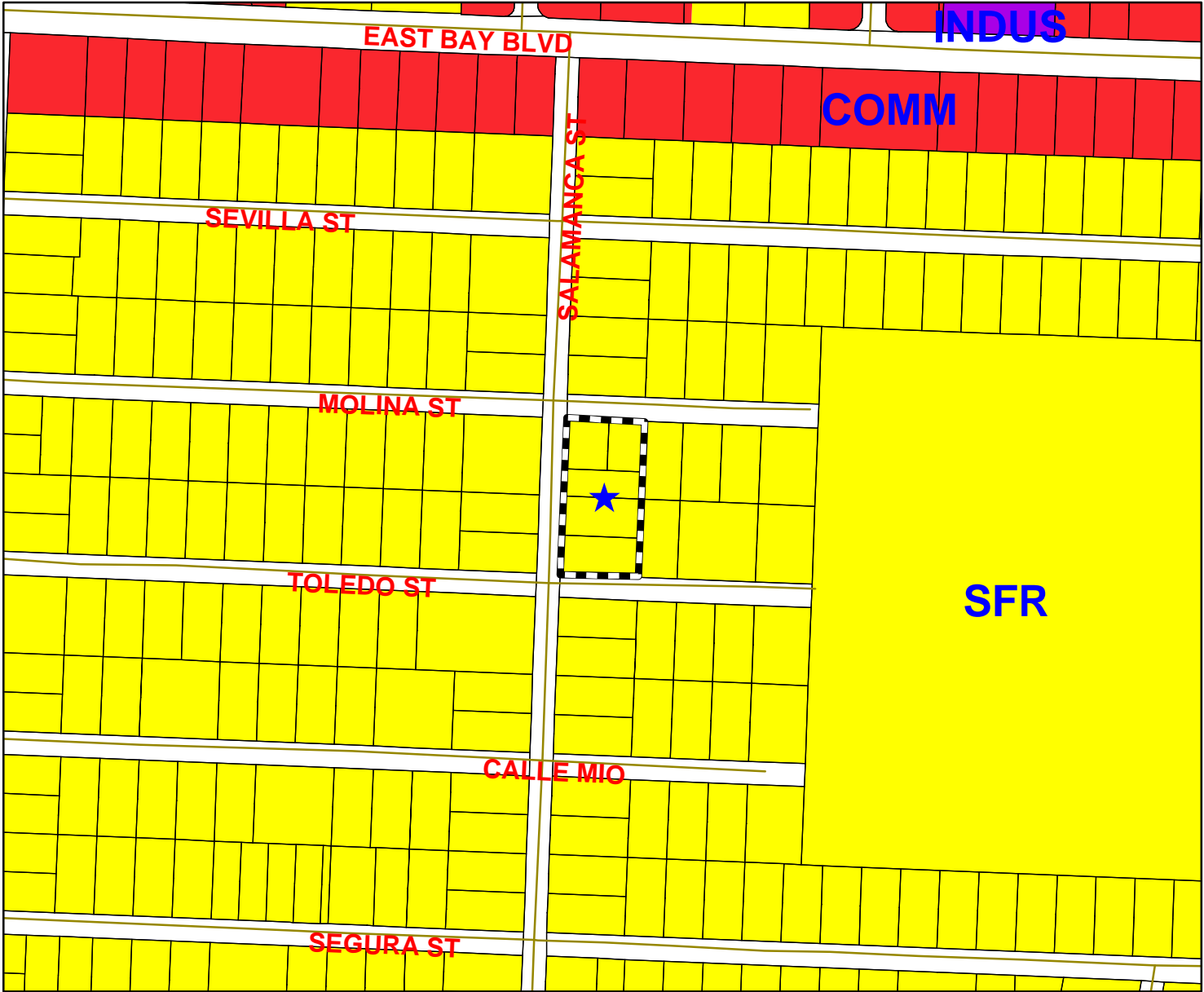
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Wible_Property_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
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Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Future Land Use (2007-R-078)



1 inch equals 400 feet

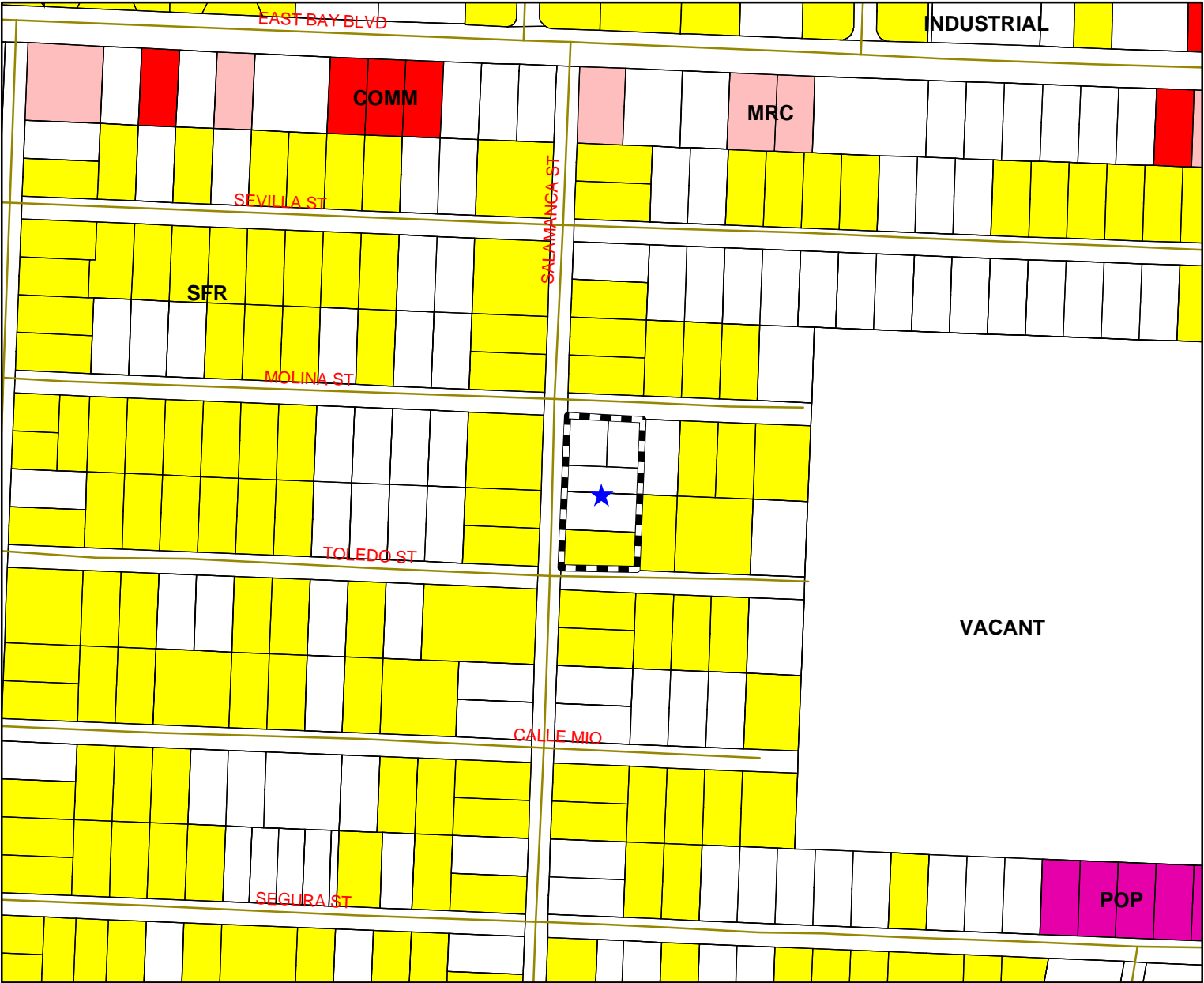


## Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Wible_Property_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
<b>FLUM</b>	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Existing Land Use Map (2007-R-078)



1 inch equals 400 feet



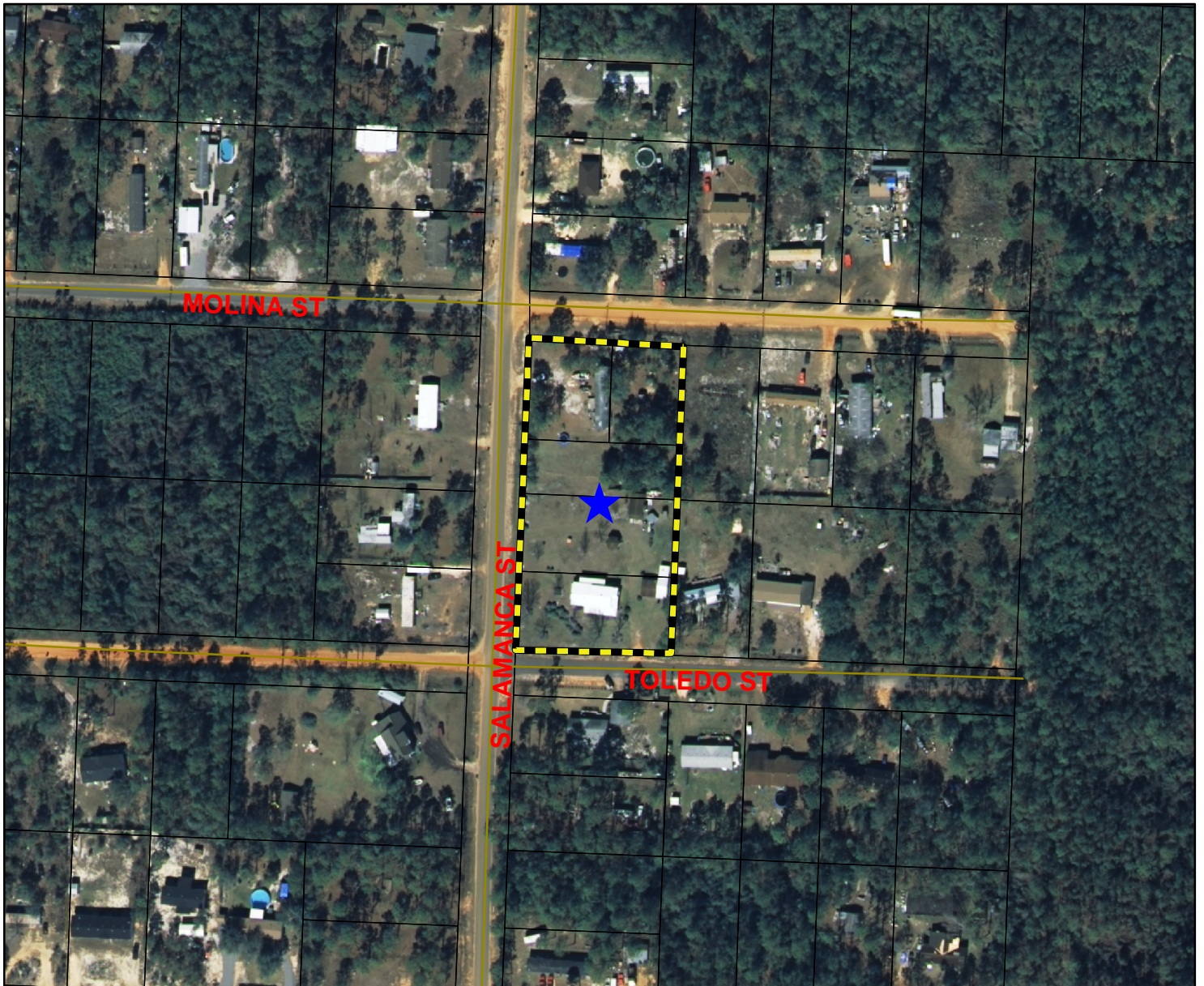
Legend

Streets	City	Recreation/Open Space
Wible_Property_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
<b>ELUM</b>	Military	Silviculture
<b>CATEGORY</b>	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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# Aerial (2007-R-078)



1 inch equals 200 feet



## Legend

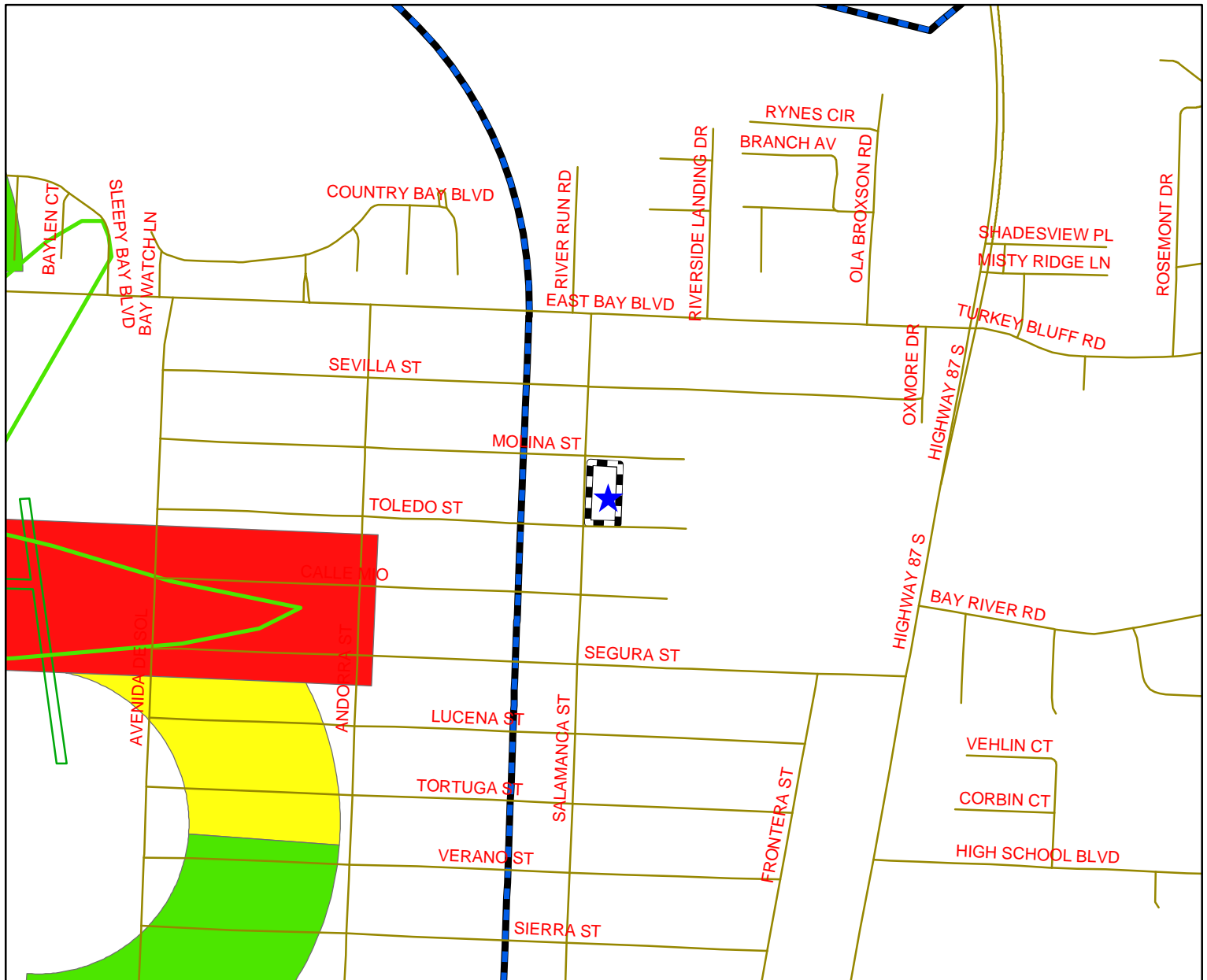
-  Streets
-  Wible\_Property\_Rezoning
-  Parcels

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# Military Airport Zone for NOLF Holley (2007-R-078)



0 500 1,000 2,000 Feet



## Legend

Streets

Wible\_Property\_Resoning

noise contours

DB

Less than 65db

65 - 75db

Greater than 75db

Airfields

APZ

Accident Potential Zones

A

B

C

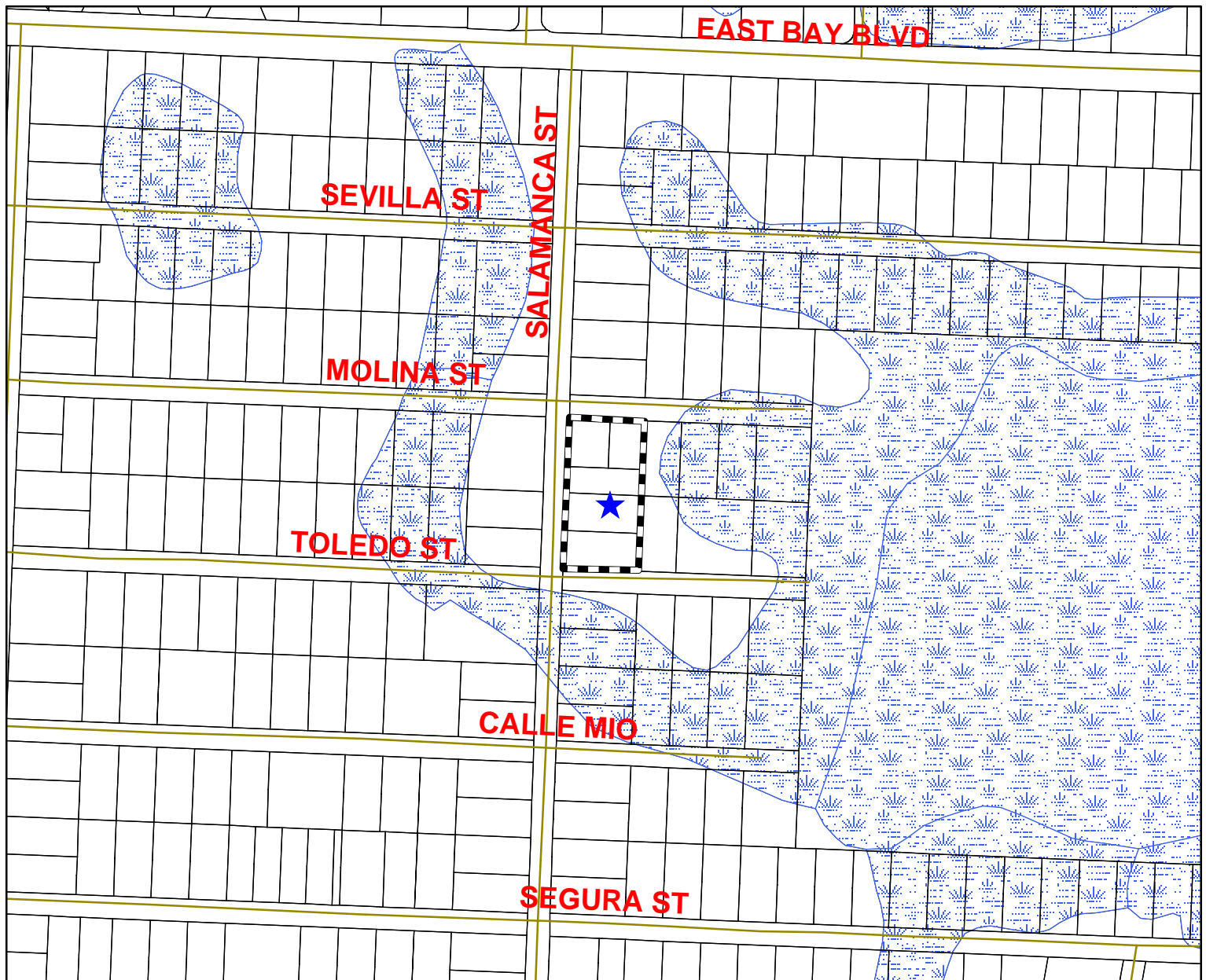
MAZPAZ

Military Airport Influence Area

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# Possible Wetlands (2007-R-078)



1 inch equals 400 feet



## Legend

	Streets		Lacustrine
	Wible_Property_Rezoning		Palustrine
	Parcels		Riverine
<b>Wetlands</b>			Marine
	Uplands		No Data
	Estuarine		

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